

Preliminary Land Use Service (PLUS)
Comprehensive Plan Amendments and Municipal Ordinances

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Name of Municipality: City of Harrington	
Address: URS Corporation DuPont Office Suite C 201 West DuPont Highway Millsboro, DE 19966	Contact Person: Debbie Pfeil from URS Corp.
	Phone Number: 302- 547-6068
	Fax Number: 302-933-0320
	E-mail Address: debbie_pfeil@urscorp.com

Date of Most Recently Certified Comprehensive Plan: 2004

Application Type:

Comprehensive Plan Amendment:
Annexation Area Future Land Use Map

Ordinance: _____

Other: _____

Comprehensive Plan Amendment or Municipal Ordinance prepared by:	
Address: URS Corporation DuPont Office Suite C 201 West DuPont Highway Millsboro, DE 19966	Contact Person: Debbie Pfeil from URS Corp.
	Phone Number: 302-933-0200
	Fax Number: 302-933-0320
	E-mail Address: debbie_pfeil@urscorp.com

Maps Prepared by: Laura Konwinski	
Address: URS Corporation 1200 Philadelphia Pike Wilmington, DE 19809	Contact Person: Laura Konwinski
	Phone Number: 302-791-0700
	Fax Number: 302-791-0708
	E-mail Address: laura_konwinski@urscorp.com

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Please describe the submission:

The City of Harrington has been responding to the development pressure within the past year and a half for requested annexations, site plan and subdivision applications. The City has also been challenged with administration turn over; therefore, the much needed planning efforts were not considered one of the top priorities. In October of 2006, the City Council placed planning services as one of the top ten initiatives and hired a planning consulting firm. The Council directed the staff and consultants to work on several planning related ordinances such as: Planning Commission, Board of Adjustment, Restructuring of City Fees, Standard Specifications and Subdivision. The Council further directed the City to allow the planner and engineer to meet with potential applicants regarding development in advance of being placed on any Board or Commission agenda to guide them in the right direction and provide development support for the applicant. The City has also contracted with General Code Publishing regarding the codification of the existing Ordinances prior to the rewrite of the outdated zoning code. The planning consultant is working with the staff and City Attorney on an official zoning map that will compliment an updated land use map for properties located within the City limits.

Another action taken was an evaluation of all proposed annexations requests, some dating back to 2005 to determine what the status of each application was and where to go from here. During this evaluation, it was determined that some of the annexation requests were in the middle of the municipal annexation process and they could not proceed as they were not in the Cities growth area. Some of these properties were under contract and/or purchased prior to this finding. It is anticipated that the City will be submitting its annual report for 2007 in the next two months to the State after review has been completed by the City Council. The City has dedicated a lot of time and money in the last 14 months to move forward with the planning and development efforts. It is anticipated this work will continue in the next couple of years.

The City is requesting an amendment to Figure 9D Annexation Area-Future Land Use to allow land use changes to 10 parcels totaling 180.4 acres and expand the annexation boundary area by adding 8 parcels totaling 228.18 acres based on property owner interest and/or requests. The proposed land use changes would clarify the land use classification and compliment development requests that have been presented or discussed with the City. This amendment does not deviate from the overall plan and it is not considered a substantial change.

The Comprehensive Plan Committee made a recommendation for approval of the proposal at the January 29, 2008 Meeting and endorses the submittal of this application to Office of State Planning. This submittal also includes an update of the municipal boundaries based on Annexation Resolution documentation. The City is due for a complete Comprehensive Plan update in 2009 and it is understood that the update will require a complete review and update of the document.

The City Engineer has submitted the following update regarding the water and sewer service for the City of Harrington:

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Currently the City water and sewer flows average between 400,000 to 500,000 gpd. The water production capacity is currently estimated to be approximately 900,000 gpd. During the summer months peak usage can approach 800,000 gpd. The City is currently evaluating an additional well facility to be constructed this spring. This new well would be anticipated to add approximately 300 gpm of addition flow resulting in an additional 432,000 gpd capacity increase.

The City is also in the midst of design for upgrades at the wastewater treatment facility to upgrade to spray irrigation. Once complete it is anticipated that the spray irrigation facility will provide between 700,000 to 750,000 gpd of treatment capacity. Based on current flows of 400,000 gpd, the projected increases could be handled by the expanded wastewater treatment facility capabilities.

The City has also decided to prepare a capital improvement plan to review the City's needs for a period of 5 years into the future. We recommend that this be performed annually to review the status of capacity availability at the water and wastewater treatment facilities. Since developments build out over time, this provides the capability for the City to stage expansions in a timely and cost effective manner. The City can limit building permits in the event that projected demand exceeds available capacity. Attached to this application you will find an EDU table with density information.

The proposed additions and changes are attached with a pdf map for your review that reflects the current City limit boundaries. Listed below are the tables reflecting the additions and changes to compliment the attached revised map:

Proposed Additions

#	Kent County Parcel	Location	Acres	County Zoning	Future Land Use
1	6-00-17000-02-0800	Park Brown/Little Mastens Corner	109.5	AR	Lower Density
2	6-00-17100-04-4000	Northbound side Dupont Hwy	2.04	BG	Commercial
3	6-00-17100-04-4300	Northbound side Dupont Hwy	4.61	BG	Commercial
4	6-00-17100-04-4302	Northbound side Dupont Hwy	1.03	BG	Commercial
5	6-00-17100-05-2200	Milford Harrington Highway	110.16	BG	Lower Density
6	6-00-17900-02-1000	Mispyllion Street	0.28	RS1	Lower Density
7	6-00-17900-02-1100	Mispyllion Street	0.28	RS1	Lower Density
8	6-00-17900-02-1200	Mispyllion Street	0.28	RS1	Lower Density
Total increased acreage			228.18		

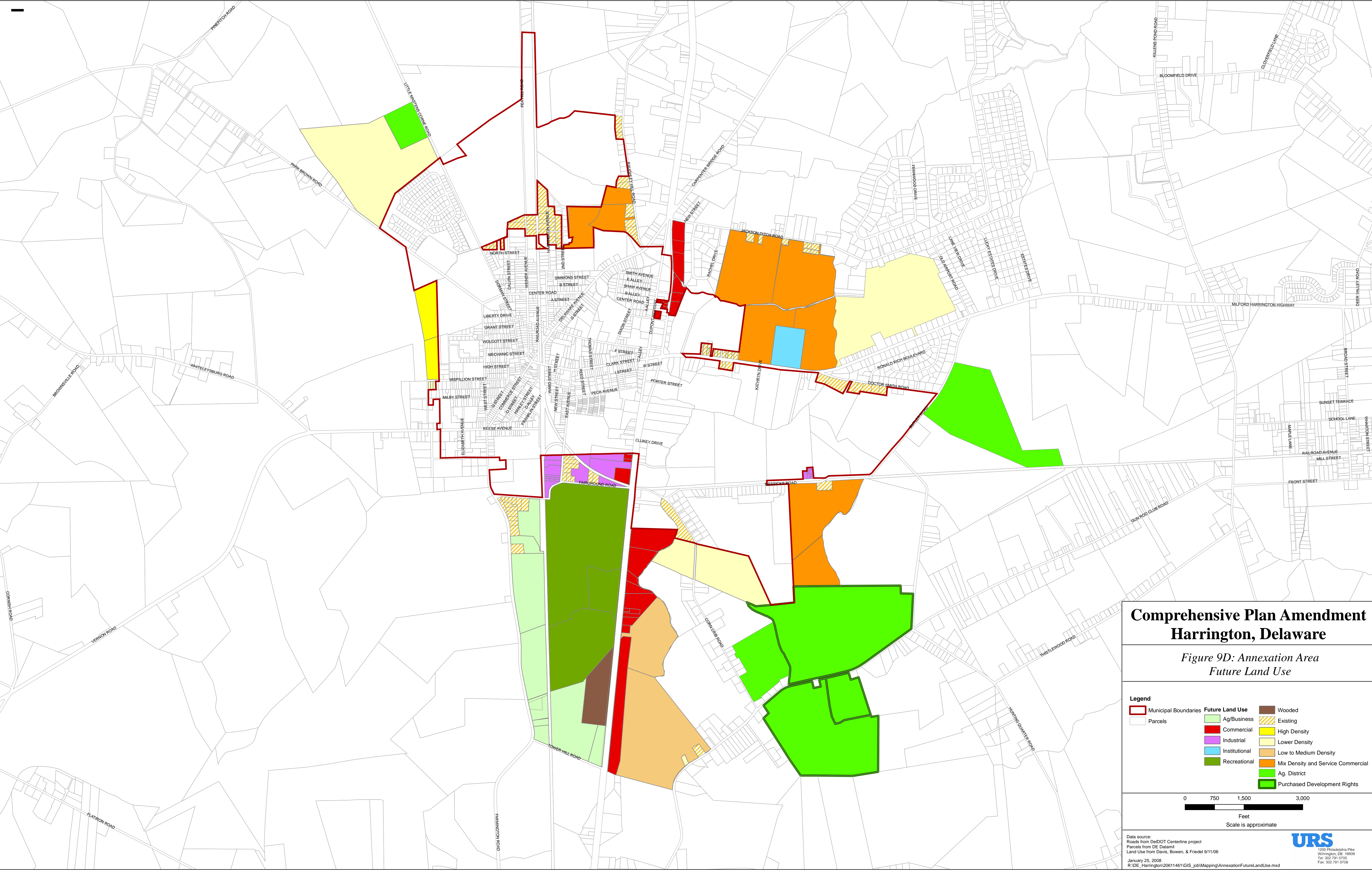
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Proposed Changes/Corrections

#	Kent County Parcel	Location	Acres	Current Future Land Use	Proposed Future Future Land Use
1	6-00-17100-04-4400	Jackson Ditch Road	56.5	Lower Density	Mix Density/Service Com
2	6-00-17100-04-5100	Jackson Ditch Road	47.5	Lower Density	Mix Density/Service Com
3	6-00-18000-02-5100	Messicks Road	73.08	Ag Bus/Wooded	Mix Density/Service Com
4	6-00-17100-04-0800	Northbound side Dupont Hwy	0.31	Existing	Commercial
5	6-00-17100-04-0900	Northbound side Dupont Hwy	0.14	Existing	Commercial
6	6-00-17100-04-1100	Northbound side Dupont Hwy	0.2	Existing	Commercial
7	6-00-17100-04-1200	Northbound side Dupont Hwy	0.24	Existing	Commercial
8	6-00-18000-02-2400	Northbound side Dupont Hwy	0.29	Existing	Commercial
9	6-00-18000-02-2500	Northbound side Dupont Hwy	0.84	Existing	Commercial
10	6-00-18000-02-2800	Northbound side Dupont Hwy	1.3	Existing	Commercial
Total changes acreage			180.4		

Upon receipt of the comments from the PLUS application, the Comprehensive Plan Committee will consider the recommendations and prepare comments. After consideration of the comments, the document will be sent to the City Council for a Public Hearing process. The City will also review any comments received by the Public during the public comment period prior to adoption. Upon adoption, the City will notify the Office of State Planning to complete the PLUS process.



Comprehensive Plan Amendment Harrington, Delaware

Figure 9D: Annexation Area
Future Land Use

Municipal Boundaries

Parcels

Ag/Business

Commercial

Industrial

Institutional

Recreational

Wooded

Existing

High Density

Lower Density

Low to Medium Density

Mix Density and Service Commercial

Ag. District

Purchased Development Rights

0

750

1,500

3,000

Feet

Scale is approximate